

LOT 22 & PT LOT 11
IN OR 2492/1474
EX ESMT PT OR 1596/213

CREED RICHARD O/PICHE CASSANDRA L
95159 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0022-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2013	2,758	801,206
FGR	537	55	2013	295	85,698
FOP	99	30	2013	30	8,715
FOP	324	30	2013	97	28,179
TOTALS	3,718			3,180	923,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,180	194.5616	307.41	977,564	2013	2013	0	0	0	5.50 94.50

1 SFR CUST - 100% - 2022

Heated Area: 2758

HX Base Yr 2022

BLD DATE		LGL DATE
XF DATE		LAND DATE